

Relevant Code, Standard, Specification or Policy:		ALL CODES			
Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions

* Items listed under "General" relate to all ESD topic areas
* All worksheets in this workbook are formatted to print on 11 x 17" (tabloid) paper

	Opportunity
	Barrier or Gap
	Opportunity and Barrier or Gap

CHAPTER 8. BUILDINGS

Ch 8 Sec.8-29B(b)(1)	Opportunity			Promotes the use of on-lot practices, including ESD practices.	
Ch8 Sect.8-29B	Gap	Consider expanding to include all residential lots.		Applies to lots smaller than 15,000 square feet.	

CHAPTER 22A. FOREST CONSERVATION

Sec. 22A-4. Application.		The Forest Conservation Law is written in such a way that basically you have to first own at least 40,000 sq ft before the law applies. Therefore to say that smaller lots are exempt is inaccurate – the law just doesn’t apply. Other exemptions in section 22A-5 make this somewhat confusing, actually very confusing. None the less, it is most accurate to match the language above with the description in column C.			
Sec. 22A-5. Exemptions.	Barrier	Remove exemptions, including those for areas of forest smaller than 40,000 square feet, regardless of hydrologic location; require all properties removing trees to submit a water quality plan		This language would cover the exemptions that likely prompted the first row, and between the two entries the recommendation would be to broaden the scope of the law to cover smaller chunks of forest regardless of whether they sat on small or large properties.	
Sec. 22A-11. Application, review, and approval procedures.	Gap	Include ESD features within plan submissions or as a separate plan requirement (with sediment control plan when applicable) for application, review, and approval			

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CHAPTER 26. HOUSING AND BUILDING MAINTENANCE STANDARDS					
26-2	Barrier	Recommend including reference to exclude properly functioning stormwater drainage features.		This section defines nuisance as any structural condition that may result in unhealthful conditions or substantial damage to another property, including faulty plumbing. While not directly stated, this definition might influence ESD practices that result in temporary ponding of surface waters or rooftop disconnection on small lots where there is the potential to flood basements, redirect runoff to neighboring structures, or promote mosquitoes	
26-2	Gap	Recommend including a definition of structural and non-structural practice maintenance		Missing definition of structural and non-structural maintenance	
26-9 (a)(12) and 26-10(f)	Barrier	Recommend including reference to exclude properly functioning stormwater drainage features.		Requires owners to perform maintenance to prevent public nuisance	
26-6	Gap	WSSC regulations should be reviewed to identify requirements or potential barriers for ESD practices.		requires all water and sewer to meet WSSC standards	What's in WSSC standards?
26-9 (a)(11).	Gap	No recommendation.		While this directly applies to green roof, rainwater harvesting, or other potential ESD techniques that may retain or infiltrate runoff adjacent to a structure, this is not considered a barrier because analysis of structural integrity would be part of the required design criteria.	This section states that all water must be drained and conveyed from every roof and paved surface so it does not cause dampness in any wall, ceiling, or floor.
26-5.	Gap	No recommendation; perception that infiltration of water next to basement might prohibit basement from meeting habitable criteria		While not considered a true barrier, the perception that improperly designed, installed, or poorly maintained rooftop disconnection, rain gardens or other on-site practices may prohibit basement use could be a potential implementation barrier.	
26-9 (b)(4) and 26-10(e)	Opportunity	Consider adding reference to overall maintenance of permeable/paved surfaces or other hardscapes to maintain proper stormwater drainage function.		opportunity to elaborate on pervious pavers	

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Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
26-9 (b)(5) and 26-10(a)	Gap	Review Chapter 58 to see where mowing is required and if exceptions for stormwater management purposes are allowable. Recommend specifying vegetative maintenance in compliance with approved stormwater management criteria.		Maintenance of grass at <12 inches where required by Chapter 58	What's in Chapter 58?
26-9 26-10	Opportunity	Recommend referencing maintenance requirements set forth in Chapter 19.		There is no specific reference to proper maintenance of structural or non-structural stormwater management practices related to ESD	

CHAPTER 40. REAL PROPERTY

Article III. Sale of Real Property	Gap	This article outlines all required disclosures at the time of property sale. Consider expanding disclosure requirements to include on-lot ESD practices.			
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CHAPTER 41. RECREATION AND RECREATION FACILITIES

Sec. 41-18. Physical standards.	Barrier	Consider stating that stormwater systems should be designed per Chapter 19. Erosion, Sediment Control and Storm Water Management			
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CHAPTER 49. STREETS AND ROADS

49-3 (d) note 9	Opportunity			tree planting in median; could also include specs for bushes or other plants in median	
49-5	Opportunity		Mont. Co. Code 1965, § 24-9; 1912, ch. 790, § 464; 2007 L.M.C., ch. 8, § 1	right to properly drain	

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
49-5(a)	Gap		49-33	Caution - landscape as obstruction; careful consideration and definitions of obstruction must be given - is a tree trunk an obstruction? Perhaps ensuring that actions such as limbing up or trimming always be considered before removal is required. For instance newspaper stands are usually much more of a visual and physical obstruction than a tree trunk, but trees are not usually allowed on corners while newspaper stands are.	
49-10(b)	Gap		49-33	Caution - landscape as obstruction; This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-26	Opportunity	Add a reference the relevant code number/section/design	Chapter 22A	Definition - Forest Conservation; excellent!	
49-26	Opportunity	could include height in definition of ground cover, i.e. 6", 12" or ... something that perhaps doesn't make one assume that ground cover is a 2" mat, and also includes perennials and small bushes. - perhaps add the relevant code-design spec number here		Definition - ground cover	
49-26	Opportunity	great for reducing the - but is there a related code as to possible replacement requirements, if a specimen tree has to be removed - add the relevant code-design spec number here		Definition - specimen tree	
49-26	Opportunity	reference to specific standards for street tree definition (chapter, etc.)		Definition - street tree	
49-33(d)	Opportunity			Department of Permitting Services may require any additional right-of-way or storm drain easement necessary for proper drainage; opportunity to ensure or gain more ground for bioretention and vegetated-conveyance	

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49-33(e)	Gap	change language to state appropriate drainage (not gutters)		Caution - If a lot or lots front on a public road, the permittee must install sidewalks, curbs, and gutters,	
49-33(h)	Opportunity	ensure that standards and specifications include vegetation based treatments		opportunity - Planning Board must require the applicant to install or construct drainage structures that the Board finds are necessary or appropriate ... in accordance with applicable design standards and specifications; this could have more emphasis on vegetated treatments	
49-33(l)	Opportunity			Curbs and gutters - this is an excellent section that prevents the installation of curb and gutter to reduce watershed impacts	
49-40 (e)(4, 5)	Opportunity	waive requirements for improvements to surface treatments and drainage		this could expedite and encourage stormwater retrofits if used to its full potential	
49-78 (b)(4)(a)	Opportunity			opportunity - rustic road with outstanding natural features; this could be used to protect and encourage native vegetation and tree planting, as well as keeping paved areas to a minimum	

CHAPTER 50. SUBDIVISION OF LAND

50-24(d)	Barrier	Recommend a reference that where a drainage standard or criteria conflicts with the principles of ESD, then the board will consider waiving the standard or criteria.		references to applicable design standards and drainage criteria and WSSC specifications, so any impediments in these documents might carry over	What's in WSSC standards?
50-25(g)	Barrier	Recommend a reference that where the board requires parallel streets or other increases in impervious cover to accommodate separation of through and local traffic that this impervious cover would be disconnected in accordance with the principles of ESD.		requires parallel streets which may increase impervious cover	

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Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
50-25(k)	Barrier	Recommend that the word prohibit be removed and language that the board would consider tracks within rights-of-way on a case by case basis for passenger light rail service where vehicle trip reduction can be demonstrated.		limits light rail which may increase need for roads and street infrastructure	

CHAPTER 58. WEEDS

Chapter 58	Barrier	add in 58-3(b) naturalized areas under management	Ch22 Fire Safety Sec.22-78	possible barrier related to plant height or perceived non managed area; for the most part this is a beneficial code, as it restricts and requires removal of known invasives	
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CHAPTER 59. ZONING

Sec. 59-A-2.1. Definitions.	Opportunity	Include definition for ESD, stormwater, permeable, rain garden, cistern, swale, compost, etc.		General	
59-A-3.32. Building permit.	Opportunity	Show stormwater drainage in plan and include location of ESD opportunities in building permit			
59-A-4.22. Data to accompany petition for special exception.	Opportunity	Include ESD opportunities in permit application			
59-C-1.31. Land uses., 59-C-1.71. Land uses.; Sec. 59-C-2.3. Land uses.; Sec. 59-C-4.2. Land uses.; 59-C-5.4392. Regulations. 59-C-6.22. Land uses.	Opportunity	Include ESD practices (compost, swales, rainwater harvesting, etc) as permitted uses		Make sure uses such as wells, bioswales, rainwater collecting are permitted, maybe include an environmental section	
59-C-1.34. Coverage and Green Area.	Opportunity				
59-C-1.395. Special provisions for TDR developments.	Opportunity			provides language for environmental reasons being rationale for alternate development	
Sec. 59-C-1.5. Cluster development.	Opportunity	Include ESD as purpose of this type of development			
9-C-1.524. Common Open Space	Opportunity	Include ESD elements as part of common open space			
59-C-15.53. Streetscape.					
59-C-15.55. Parking. (from 07/09 amendment)	Opportunity/Barrier	Provide more detail about ESD practices in the context of parking		Also recommend increasing tree canopy % coverage	

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Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
59-C-15.7. Special Regulations for the Optional Method of Development	Opportunity			Offers Incentive Density for features including: Bio retention and Stormwater Recharge, Conveyed Parkland, Green Wall, LEED Rating, Rainwater Reuse, Tree Canopy, Vegetated Area, Vegetated Roof	
59-C-1.627. Green area	Opportunity			Stipulate what ESD features the green area should/can include	
59-C-2.444. Development standards applicable to the optional method of development.	Opportunity	ESD could protect surrounding and regional natural resources, such as receiving water bodies, from stormwater pollution		language establishes mitigation of impacts to natural resources as justification for alternative development	
59-C-4.311. Lot coverage and building height.	Gap	Increase minimum for green space to allow for ESD		only 10% minimum of lot to green space	
59-C-4.335. Green area	Opportunity	incorporate ESD into language of green space reqs			
59-C-4.344. Green area.	Gap	Increase minimum for green space to allow for ESD			
59-C-4.386. Green area.	Opportunity	include ESD requirements for green area		at least 45% of lot is green area	
59-C-4.393. Green area.	Opportunity	include ESD reqs for green area		at least 50% of lot is green area	
59-C-4.414. Coverage limitations.	Gap	Green area to cover a larger percentage of the site			
59-C-5.21. Allowable uses.	Opportunity	include ESD practices as a permitted uses			
59-C-5.322. Requirement for landscape plan.	Opportunity	Include ESD reqs in landscaping requirements		In the R&D zone, the preliminary plan of subdivision must include a landscape plan and a plan for the preservation of natural features.	
59-C-5.43. Special regulations-I-3 zone.	Opportunity	Include ESD in green space		green space and preservation of natural features	
59-C-5.432. Landscaping.	Opportunity	require ESD in landscape features			
59-C-5.4391. Purpose	Opportunity	define "sound environmental practices" by including ESD features		It is also the purpose to promote development that follows sound environmental principles and maximizes preservation of natural features.	
59-C-5.46. Environmental control provisions applicable in all of the industrial zones.	Opportunity	recommend ESD as a preferable method of stormwater management			
59-C-5.471. Purpose.	Opportunity			see language in note about role of sound environmental practices	

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59-C-5.473. Development standards.	Opportunity/Barrier	Perhaps an incentive? Perhaps severely limiting functional green space			
59-C-5.474. Landscaping guidelines.	Opportunity	include stormwater function as part of landscaping requirements			
59-C-6.24. Existing buildings and building permits.	Gap	Allow changes to allow for improved stormwater management or green roofs, see language in notes about building and fire code			
Sec. 59-C-7.1. P-D zone-Planned development zone.	Opportunity/Gap	to allow for more specific stormwater ESD reqs, see language in notes			
59-C-7.133. Other uses.	Opportunity/Gap	include ESD features as permitted uses			
59-C-7.14. Density of residential development.	Opportunity/Gap	provide option to increase density if highest standard of ESD is met			
59-C-7.16. Green area.	Opportunity/Gap	include ESD requirements in green area			
59-C-7.231	Opportunity/Gap	make sure ESD plans are included on site plan submitted for approval			
59-C-7.422. Permitted uses.	Opportunity/Gap	include ESD features as permitted uses			
59-C-7.462. Green area.	Opportunity	include ESD features as part of green space		65% of land required to be green space	
59-C-7.50. Objectives and purpose.	Opportunity	include ESD as part of open space for function and aesthetics			
59-C-7.56. Minimum green area and amenity requirements.;59-C-7.65. Minimum green area and amenity.	Barrier	establish importance of stormwater management as an important function when considering reducing amount of required green space			
59-C-7.592. Contents of concept plan and procedures for approval	Opportunity/Gap	include ESD features in concept plan			
59-C-7.71. Objectives and purpose.	Opportunity	include ESD as a method of environmental protection			
59-C-9.21. Intent of the Rural zone.	Opportunity	include ESD as a method of environmental protection; filtration could double as protection for waterways in agricultural areas from agricultural runoff		See language about preservation of natural areas	
59-C-9.24. Purpose of the Rural Service zone.	Opportunity	include ESD as a type of landscaping around impervious surfaces or to double as infiltration and screening			

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Sec. 59-D-1.3. Contents of development	Opportunity/Gap	require ESD plan/map in development plan; require that many smaller ESD features capture stormwater runoff closer to the source rather than draining an entire development through pipes into a central stormwater management basin			
59-D-1.61. Findings.	Opportunity/Gap	include ESD as a required finding in site plan review; build off of existing language in code; emphasize ESD as a method of erosion prevention and waterway protection			
Sec. 59-D-2.6. Amendment.	Opportunity	allow ESD features to be a minor amendment			
Sec. 59-D-4.3. Contents of diagrammatic plan.	Opportunity	consider stormwater runoff potential of existing characteristics and recommend ESD			
Sec. 59-E-2.5. Drainage.	Opportunity	include stormwater management features in drainage category			
Sec. 59-E-2.7. Landscaping.	Barrier	include stormwater management features in landscaping category			
Sec. 59-E-3.7. Schedule of requirements.	Barrier	change parking requirements so that they are maximum or median requiriements. If median requirements, allow for some flexibility above or below the median requirement.		Parking requirements are set as minimum requirements.	
Sec. 59-E-4.2. Parking facilities plan objectives.	Gap	include stormwater management and ESD in objectives of parking facility			
Include special section on ESD guidelines, such as section 59-C-5.436. Special Trip Reduction Guidelines.	Opportunity				
Include site design standards like those in 59-C-5.473. Development standards	Opportunity				
Consider ESD requirements based on building size - i.e. if greater than 15000 sq feet it must include these ESD features, if greater than 50,000 feet, it must include this set of features, etc.	Opportunity				

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Allow greater FAR (floor to area ratio) if state-of-the-art ESD features included	Opportunity				

TREES APPROVED TECHNICAL MANUAL

Trees Approved Technical Manual	Opportunity/Gap	Include ESD as options for urban and suburban area retention with some aforestation possible within ESDs (landscape infiltration, rain gardens, swales, etc.)			
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CHAPTER 8. BUILDINGS

Ch 8 Sec.8-29B(b)(1)	Opportunity	add intensive or extensive green roof, as rooftop garden may be perceived as simply personal garden plots/planters		encourages - requiring safe conveyance and control measures for small lots. specifically mentioning rooftop garden for control of runoff	
Ch 8 Sec.8-49(a)(1)	Opportunity			may encourage - requires LEED Silver, LEED gives credits for green roofs	

CHAPTER 18A. ENVIRONMENTAL SUSTAINABILITY

Ch 18 Sec.18A.13(f)(6)	Opportunity	consider incentives for green roofs for insulative value		may encourage - requires evaluating options to create incentives for increased energy efficiency	
Ch 18 -14 (c)(4)	Opportunity	include increase green roof coverage along with increasing tree canopy		soil and native plants often have as much if not more co2 sequestration as trees	may encourage - identify ways to increase sequestration of green house gasses
Ch 18 Sec. 18A-26(a)	Opportunity			consider green roof applicability for loan fund assistance due to insulative value, along with reduced urban heat island, reduced stormwater runoff, etc.	may encourage - loan funds eligibility to help with energy efficiency of single family homes

CHAPTER 22. FIRE SAFETY CODE

Ch 22 Sec. 22-98(a)	Barrier	ensure green roofs or specific vegetation class green roofs are listed as having a different class rating		May be barrier - requires roof material to not have a class A rating; must be independent testing organization classification - does Green Roofs for Healthy cities or manufacturers have specific ratings listed?	
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CHAPTER 59. ZONING					
Sec. 59-A-1.73. Air rights development and subsurface development within public rights-of-way.	Opportunity	Air rights could allow green roofs and living walls to overhang into ROWs			
59-A-5.42. Height of public buildings.	Opportunity	Allow building to exceed maximum height if for green roof structure or vegetation		"In any zone wherein public and quasi-public buildings are permitted, such buildings may be erected to a height not over 120 feet; but the minimum front, rear and side yards shall be increased one foot for each one foot by which such building exceeds the height limit herein established for the zone in which such building is erected."	
Sec. 59-B-1.1. Belfries, chimneys, etc.	Opportunity/Barrier	Add green roofs to list of allowable items exempt from height limits on roofs, especially in the case of shade structures for intensive green roofs and trees or other tall planting that might exceed height restriction. These exceptions should also be allowed to occupy more than the 25% limit specified. Allowable uses of roof space in the context of a green roof should also be expanded	59-A-5.42. Height of public buildings.		
Sec. 59-B-3.1. Steps, terraces, and porches.	Opportunity	Perhaps allow greater extension into yard if ESD measures are taken, roof can extend if hooked up to rainwater collection system			
59-C-1.327. Maximum Building Height (in Feet).	Barrier			See if greater heights can be allowed for green roofs or stormwater collection	
9-C-1.524. Common Open Space	Opportunity	Intensive green roofs could become common open space, especially where density limits open space area available on the ground			
59-C-1.627. Green area	Opportunity	Green roofs could be considered green area in dense developments		Stipulate what ESD features the green area should/can include	
59-C-1.34. Coverage and Green Area.	Opportunity	Green roofs could be considered green area in dense developments			
59-C-4.311. Lot coverage and building height.	Barrier	Increase minimum for green space to allow for ESD and allow vegetated portion of green roofs to contribute towards this when high density		Only 10% minimum of lot to green space	

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59-C-4.335. Green area	Opportunity	incorporate ESD into language of green space reqs		Green area must constitute at least 40 percent of the area of the lot. The green area, including the required setback areas, must be landscaped by the planting and maintenance in good condition of grass, shrubs, trees or other ground cover in accordance with a plan approved by the Department.	
59-C-4.344. Green area.	Barrier	Increase minimum for green area to allow for ESD, allow green roofs to contribute to green space area in high density areas			
59-C-4.386. Green area.	Opportunity	Increase minimum for green area to allow for ESD, allow green roofs to contribute to green space area in high density areas		At least 45% of lot is green area	
59-C-4.393. Green area.	Opportunity	Increase minimum for green area to allow for ESD, allow green roofs to contribute to green space area in high density areas		At least 50% of lot is green area	
59-C-4.414. Coverage limitations.	Barrier	Increase minimum for green area to allow for ESD, allow green roofs to contribute to green space area in high density areas			
59-C-5.322. Requirement for landscape plan.	Opportunity	Include green roofs in landscape plan as part of landscape		In the R&D zone, the preliminary plan of subdivision must include a landscape plan and a plan for the preservation of natural features.	
59-C-5.43. Special regulations-I-3 zone.	Opportunity	Include green roofs in green space		Green space and preservation of natural features	
59-C-5.432. Landscaping.	Opportunity	require or include ESD in landscape features; include green roofs if visible and/or intensive/usable			
59-C-5.4391. Purpose	Opportunity	define "sound environmental practices" by including ESD features		see language in note about role of sound environmental practices; It is also the purpose to promote development that follows sound environmental principles and maximizes preservation of natural features.	
59-C-5.473. Development standards.	Opportunity/Barrier	Continue to encourage below grade parking with green roofs but consider adding intensive above grade green roofs as green space if accessible for passive or recreational use.			
59-C-6.23. Development standards.	Opportunity	Require green roofs on high density buildings which have little opportunity for green space on the ground			

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CHAPTER 8. BUILDINGS

Ch 8 Sec.8-29B(b)(1)	Opportunity			encourages - requiring safe conveyance and control measures for small lots. specifically mentioning permeable paved area	
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CHAPTER 22. FIRE SAFETY CODE

Ch 22	Gap			while not specified in the code, it might be useful to have a list of pre-approved permeable pavement options that meet the local fire access requirements for easy reference and encouraged use	
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CHAPTER 49. STREETS AND ROADS

49-3(d)	Barrier	Definitions of pavement could include pervious pavement, sand set pavers, reinforced turf. Curb and gutter definition could include curb breaks to planted areas , planted conveyance channels and bioretention areas.		No definition of pavement or curb and gutter. These words are used throughout the chapter	
49-3(d) note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements		required stormwater management	
49-10(b)	Barrier		49-33	caution - landscape as obstruction; This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-25 (c)	Opportunity	great - "Stormwater must be managed on site - including the use of vegetation-based infiltration techniques." This could also include vegetated conveyance techniques, and pervious pavement and reinforced turf		Minimize stormwater runoff; Vegetated conveyance is just as important as infiltration, and sometimes infiltration might not be desirable due to water table or soils, while vegetated conveyance could still be a great option.	

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CHAPTER 59. ZONING					
59-C-1.353. Streets.	Opportunity	Encourage interior streets to use permeable pavement	See Streets and Road codes		
59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify use of permeable pavement for parking surfaces			
59-C-2.21. Roads.	Opportunity	Encourage roads to use permeable pavement		Opportunity to stipulate stormwater and pavement reqs	
59-C-7.37. Reservation of land.	Opportunity/Gap	Encourage streets to use permeable pavement			
59-C-3.73. Pedestrian ways.	Opportunity	Encourage pedestrian ways to use permeable pavement		Opportunity for specifying pavement types	
59-C-7.482. Roads.	Opportunity/Gap	Include permeable pavement as part of required street/road performance			
59-C-7.58. Parking facilities.; 59-C-7.772. Surface parking.	Opportunity	include permeable pavement in reqs for parking		see language about landscaping for parking	
Division 59-E-2. Plans and Design Standards.	Opportunity/Gap	include requirements for permeable paving in parking facility design and materials			

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CHAPTER 22. FIRE SAFETY CODE

Ch 22 Sec. 22-32(a) & (b)	Gap	specify delineation requirements for reinforced turf areas as Fire Lanes - such as red curbs, clear lane demarcation with curb or edging		while not specified in the code, it might be useful to have a list of pre-approved turf reinforcement options that meet the local fire access requirements for easy reference and encouraged use	
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CHAPTER 49. STREETS AND ROADS

49-3(d)	Barrier	Definitions of pavement could include pervious pavement, sand set pavers, reinforced turf. Curb and gutter definition could include curb breaks to planted areas , planted conveyance channels and bioretention areas.		possible barrier - No definition of pavement or curb and gutter. These words are used throughout the chapter	
49-25 (c)	Opportunity	great - "Stormwater must be managed on site - including the use of vegetation-based infiltration techniques." This could also include vegetated conveyance techniques, and pervious pavement and reinforced turf		Vegetated conveyance is just as important as infiltration, and sometimes infiltration might not be desirable due to water table or soils, while vegetated conveyance could still be a great option.	
3 note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements		required stormwater management	

CHAPTER 59. ZONING

59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify use of reinforced turf for parking surfaces, especially for overflow parking			
59-C-3.73. Pedestrian ways.	Opportunity	Encourage pedestrian ways which are not heavily trafficked to use reinforced turf		Opportunity for specifying pavement types	
59-C-7.58. Parking facilities.; 59-C-7.772. Surface parking.	Opportunity	include reinforced turf in landscaping reqs for parking areas		See language about landscaping for parking	
Division 59-E-2. Plans and Design Standards.	Opportunity/Gap	include reinforced turf in parking facility design and materials			

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CHAPTER 8. BUILDINGS					
Ch8 Sect.8-29B	Barrier			possible barrier/gap - safe conveyance; this is a great code as it ensures safe conveyance of stormwater. This needs to be considered when encouraging downspout disconnects as it relates to where the disconnected downspouts drain.	
Ch8 Sect.8-29B	Opportunity			possibly encourages - with use of rain barrel, cistern, detention, etc; same code as above, but listed separately as an opportunity	
Ch8 Sect.8-42(a)(1)	Opportunity			LEED Silver requirement. LEED has specific stormwater runoff requirements that would encourage detaining/infiltrating on site	

CHAPTER 22. FIRE SAFETY CODE

Ch22 Sec.22-40	Barrier			possible impediment - cistern/rain barrel size and location may not block passage way to entrance or exit during emergency; some cisterns or rainbarrels are designed to fit under decks or patios, or stack narrowly against side walls. These should be made known to residences and others considering construction or retrofitting	
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Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 59. ZONING

59-C-1.353. Streets. Interior streets which are not publicly dedicated shall be improved to the same standards as public streets.	Opportunity	Encourage interior streets be disconnected from typical sewer drainage	See Streets and Road codes		
59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify drainage of parking lot runoff into ESD feature, disconnected from sewer drainage or direct waterway drainage			
59-C-2.21. Roads.	Opportunity	Encourage interior streets be disconnected from typical sewer drainage		Opportunity to stipulate stormwater and pavement reqs	
59-C-7.37. Reservation of land.	Opportunity/Gap	Encourage streets to drain into an ESD feature and disconnect from storm sewers			
59-C-7.482. Roads.	Opportunity/Gap	Include stormwater management as part of required street/road performance			
59-C-7.58. Parking facilities.; 59-C-7.772. Surface parking.	Opportunity	include disconnection of parking surface drainage in landscaping reqs for parking		See language about landscaping for parking	
Division 59-E-2. Plans and Design Standards.	Opportunity/Gap	include requirements for disconnection from typical storm drains to sewer in parking facility design and materials			

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Ch8 Sec.8-29B(b)(1) & (4)	Opportunity	include approved Conservation Area in list of natural areas as places for on site absorption		careful consideration of conservation areas for this purpose to ensure the additional runoff does not negatively impact these areas	
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CHAPTER 59. ZONING

59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify drainage of parking lot runoff into conservation area when appropriate			
59-C-2.444. Development standards applicable to the optional method of development.	Opportunity	Suggest conservation areas can be used for sheetflow infiltration if it is demonstrable that there will be no adverse impact to sensitive conservation areas		Language establishes mitigation of impacts to natural resources as justification for alternative development	
59-D-1.61. Findings.	Opportunity/Gap	include ESD as a required finding in site plan review; build off of existing language in code to suggest sheetflow into a conservation area as a way to preserve natural vegetation while managing stormwater assuming appropriate steps are taken to prevent erosion of or impact to conservation area			

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Ch8 Sect.8-29B	Opportunity			possibly encourages - with use of rain barrel, cistern, detention, etc	
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CHAPTER 22. FIRE SAFETY CODE

Ch22 Sec.22-40	Barrier			possible impediment - cistern/rain barrel size and location may not block passage way to entrance or exit during emergency; some cisterns or rainbarrels are designed to fit under decks or patios, or stack narrowly against side walls. These should be made known to residences and others considering construction or retrofitting	
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CHAPTER 59. ZONING

Sec. 59-A-1.73. Air rights development and subsurface development within public rights-of-way.	Opportunity	Stormwater runoff could be directed to underground storage tanks/structures within ROWs			
Sec. 59-B-3.1. Steps, terraces, and porches.	Barrier	Allow greater extension into yard if necessary to accommodate rainwater harvesting system (roof extension to capture more water, gutter and pipe system to lead into collection cistern/barrel, or foundation for cistern/barrel if considered part of steps, terrace, or porch).			
59-C-1.326. Yard Requirements for an Accessory Building or Structure (in Feet) ⁷ .	Opportunity	Add accessory structures for rainwater harvesting to this setback exception		See notes on allowances for building with solar equipment, may be rationale to establish something for ESD	
59-C-2.415. Courts.	Barrier	allow inner courts for rainwater collection			
59-C-5.434. Enclosed building and temporary outdoor storage:	Barrier	allow permanent cisterns/rainbarrels for rainwater harvesting			

59-C-6.23. Development standards.	Opportunity	Consider using rainwater harvesting (especially in the form of underground cisterns) to detain rainwater from high density developments with little on-site infiltration capacity; allow harvested rainwater to be re-used for no-potable uses within buildings such as toilet flushing		State plumbing codes may prohibit use of harvested rainwater for anything other than irrigation.	
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Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Ch 8 Sec.8-29B(b)(1) or (2)	Opportunity	add specific mention of submerged wetlands as an option			
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Relevant Code, Standard, Specification or Policy:		ALL CODES			
Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
CHAPTER 8. BUILDINGS					
8-29B(b)(1) - (4)	Opportunity				
CHAPTER 49. STREETS AND ROADS					
49-3(d) note 10	Opportunity			Could also include language for other landscape planting in the panel, including bioretention and stormwater conveyance	
49-3(d) 3 note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements		required stormwater management	
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-25(c)	Opportunity	great - "Stormwater must be managed on site - including the use of vegetation-based infiltration techniques." This could also include vegetated conveyance techniques, and pervious pavement and reinforced turf		Vegetated conveyance is just as important as infiltration, and sometimes infiltration might not be desirable due to water table or soils, while vegetated conveyance could still be a great option.	

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
49-26	Opportunity	could include swale or vegetated conveyance			
49-45(d)	Opportunity			this could expedite and encourage stormwater retrofits if used to its full potential	

CHAPTER 59. ZONING

59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify landscape infiltration of parking lot runoff			
59-C-7.58. Parking facilities.; 59-C-7.772. Surface parking.	Opportunity	include ESD features in landscaping reqs for parking, define "appropriately landscaped"		See language about landscaping for parking	
Sec. 59-E-4.4. Contents of the parking facilities plan.	Opportunity	include native plant requirement		See language in notes for maintenance	
Division 59-E-2. Plans and Design Standards.	Opportunity/Gap	include requirements for ESD in parking facility design and materials			
59-E-2.71. Landscape strip area adjacent to a street right-of-way.	Gap	require this strip to be a stormwater swale, graded to receive runoff from parking or road or both			
59-E-2.72. Perimeter landscape area adjoining property other than a street right-of- way.	Opportunity/Barrier	Evaluate spacing of shade trees for sufficiency			
59-E-2.73. Internal landscaping of surface parking facility.	Opportunity/Gap	increase minimum landscaping requirement to 10 or 15%; include stormwater management features in landscaping category			
59-E-2.74. Minimum size of planting islands within internal landscape area.	Opportunity/Gap	Size tree planting islands to be large enough to avoid impacts to tree health due to lack of soil cubic feet depending on tree species and other conditions			
59-E-2.75. Type of plant material	Gap	include native plant requirement			
59-E-2.83. Parking and Loading facilities for special exception uses in residential zones.	Gap	increase shade requirement; require tree planting areas to be of adequate size to support tree health; require planted area to serve as stormwater retention/filtration; recommend using native tree species			

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Ch 8 Sec.8-29B(b)(1) - (4)	Opportunity	does not specifically use the term 'infiltration berms' but items listed could be interpreted to describe an infiltration berm			
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Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Sec.8-29B(b)(1) - (4)	Opportunity	does not specifically use the term 'dry well' but items listed could be interpreted to describe an infiltration berm			
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Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Sec.8-29B(b)(1)	Opportunity	specifically mentions bioretention			
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CHAPTER 49. STREETS AND ROADS

49-3 (d) note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements			
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-25 (c)	Opportunity	great - "Stormwater must be managed on site - including the use of vegetation-based infiltration techniques." This could also include vegetated conveyance techniques, and pervious pavement and reinforced turf		Vegetated conveyance is just as important as infiltration, and sometimes infiltration might not be desirable due to water table or soils, while vegetated conveyance could still be a great option.	
49-26	Opportunity	could include swale or vegetated conveyance		Definition - Drainage Structure	
49-45(d)	Opportunity			Authority to acquire land for proper drainage - this could expedite and encourage stormwater retrofits if used to its full potential	

CHAPTER 59. ZONING

59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify micro bioretention of parking lot runoff			
59-C-7.58. Parking facilities.; 59-C-7.772. Surface parking.	Opportunity	include micro bioretention in landscaping reqs for parking, define "appropriately landscaped"		See language about landscaping for parking	

Sec. 59-E-4.4. Contents of the parking facilities plan.	Opportunity	include native plant requirement		See language in notes for maintenance	
Division 59-E-2. Plans and Design Standards.	Opportunity/Gap	include requirements for ESD in parking facility design and materials			
59-E-2.72. Perimeter landscape area adjoining property other than a street right-of- way.	Opportunity/Barrier	Evaluate spacing of shade trees for sufficiency			
59-E-2.73. Internal landscaping of surface parking facility.	Opportunity/Gap	increase minimum landscaping requirement to 10 or 15%; include stormwater management features in landscaping category			
59-E-2.74. Minimum size of planting islands within internal landscape area.	Opportunity/Gap	Size tree planting islands to be large enough to avoid impacts to tree health due to lack of soil cubic feet depending on tree species and other conditions			
59-E-2.75. Type of plant material	Gap	include native plant requirement			

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Sec.8-29B(c)(1)	Opportunity	Specifically mentions rain garden			
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CHAPTER 59. ZONING

59-C-1.325. Maximum Distance of Lot From a public Street (in Feet)	Gap	Consider increasing if it allows inclusion of rain garden		Possible barrier depending on scenario	
Sec. 59-E-4.4. Contents of the parking facilities plan.	Opportunity	include native plant requirement		See language in notes for maintenance	
59-E-2.72. Perimeter landscape area adjoining property other than a street right-of- way.	Opportunity/Barrier	Evaluate spacing of shade trees for sufficiency			
59-E-2.73. Internal landscaping of surface parking facility.	Opportunity/Gap	increase minimum landscaping requirement include stormwater management features in landscaping category			
59-E-2.74. Minimum size of planting islands within internal landscape area.	Opportunity/Gap	Size tree planting islands to be large enough to avoid impacts to tree health due to lack of soil cubic feet depending on tree species and other conditions			
59-E-2.75. Type of plant material	Gap	include native plant requirement			

Relevant Code, Standard, Specification or Policy:		ALL CODES			
Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
CHAPTER 8. BUILDINGS					
Sec.8-29B(b)(3)	Opportunity	Specifically mentions swale			
CHAPTER 49. STREETS AND ROADS					
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-25©	Opportunity	great - "Stormwater must be managed on site - including the use of vegetation-based infiltration techniques." This could also include vegetated conveyance techniques, and pervious pavement and reinforced turf		Vegetated conveyance is just as important as infiltration, and sometimes infiltration might not be desirable due to water table or soils, while vegetated conveyance could still be a great option.	
49-26	Opportunity	could include swale or vegetated conveyance		Definition - Drainage Structure	
3 note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements			
49-45(d)	Opportunity			Authority to acquire land for proper drainage - this could expedite and encourage stormwater retrofits if used to its full potential	
CHAPTER 59. ZONING					
59-C-1.353. Streets. Interior streets which are not publicly dedicated shall be improved to the same standards as public streets.	Opportunity	Encourage interior streets to direct runoff into bioswales in street median or on one or both sides of the street	See Streets and Road codes		
59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify micro bioretention of parking lot runoff			
59-C-2.21. Roads.	Opportunity	Encourage interior streets to direct runoff into bioswales in street median or on one or both sides of the street	See Streets and Road codes	Opportunity to stipulate stormwater and pavement reqs	

Relevant Code, Standard, Specification or Policy:

ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
59-C-3.72. Streets.	Barrier	street widths should be allowed to widen if extra width accommodates bioswales in street median	See Streets and Road codes		
59-C-7.37. Reservation of land.	Opportunity/Gap	Encourage streets to drain into an ESD feature and disconnect from storm sewers			
59-C-7.482. Roads.	Opportunity/Gap	Include stormwater management as part of required street/road performance			
59-C-7.58. Parking facilities.; 59-C-7.772. Surface parking.	Opportunity	include ESD features in landscaping reqs for parking, define "appropriately landscaped"		See language about landscaping for parking	
Sec. 59-E-4.4. Contents of the parking facilities plan.	Opportunity	include native plant requirement		See language in notes for maintenance	
Division 59-E-2. Plans and Design Standards.	Opportunity/Gap	include requirements for ESD in parking facility design and materials			
59-E-2.71. Landscape strip area adjacent to a street right-of-way.	Gap	require this strip to be a stormwater swale, graded to receive runoff from parking or road or both			
59-E-2.72. Perimeter landscape area adjoining property other than a street right-of- way.	Opportunity/Barrier	Evaluate spacing of shade trees for sufficiency			
59-E-2.73. Internal landscaping of surface parking facility.	Opportunity/Gap	increase minimum landscaping requirement to 10 or 15%; include stormwater management features in landscaping category			
59-E-2.74. Minimum size of planting islands within internal landscape area.	Opportunity/Gap	Size tree planting islands to be large enough to avoid impacts to tree health due to lack of soil cubic feet depending on tree species and other conditions			
59-E-2.75. Type of plant material	Gap	include native plant requirement			
59-E-2.83. Parking and Loading facilities for special exception uses in residential zones.	Gap	increase shade requirement; require tree planting areas to be of adequate size to support tree health; require planted area to serve as stormwater retention/filtration; recommend using native tree species			

Relevant Code, Standard, Specification or Policy:

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Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 59. ZONING

59-C-15.55. Parking. (update from 07/09 amendment)	Opportunity/Barrier	specify enhanced filters of parking lot runoff			
59-C-7.58. Parking facilities.; 59-C-7.772. Surface parking.	Opportunity	include enhanced filters in landscaping reqs for parking, define "appropriately landscaped"		see language about landscaping for parking	
Sec. 59-E-4.4. Contents of the parking facilities plan.	Opportunity	include native plant requirement		see language in notes for maintenance	
Division 59-E-2. Plans and Design Standards.	Opportunity/Gap	include requirements for enhanced filters in parking facility design and materials			

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 59. ZONING

59-D-1.61. Findings.	Opportunity/Gap	include ESD as a required finding in site plan review; build off of existing language in code; recommend soil compost amendments as method of soil preservation			
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Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 8. BUILDINGS

Ch 8 Sec.8-29B(b)(1) - (4)	Opportunity	does not specifically use the term 'Stormwater Planter' but items listed could be interpreted to describe an infiltration berm			
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CHAPTER 49. STREETS AND ROADS

49-3(d) note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements			
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-25 (c)	Opportunity	great - "Stormwater must be managed on site - including the use of vegetation-based infiltration techniques." This could also include vegetated conveyance techniques, and pervious pavement and reinforced turf		Vegetated conveyance is just as important as infiltration, and sometimes infiltration might not be desirable due to water table or soils, while vegetated conveyance could still be a great option.	
49-26	Opportunity	could include swale or vegetated conveyance			

CHAPTER 59. ZONING

59-C-1.628. Additional Requirements.	Opportunity	language requires preservation of trees			
Sec. 59-E-4.4. Contents of the parking facilities plan.	Opportunity	include native plant requirement			
59-E-2.72. Perimeter landscape area adjoining property other than a street right-of- way.	Opportunity/Barrier	Evaluate spacing of shade trees for sufficiency			

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
59-E-2.73. Internal landscaping of surface parking facility.	Opportunity/Gap	increase minimum landscaping requirement to 10 or 15%; include stormwater management features in landscaping category			
59-E-2.74. Minimum size of planting islands within internal landscape area.	Opportunity/Gap	Size tree planting islands to be large enough to avoid impacts to tree health due to lack of soil cubic feet depending on tree species and other conditions			
59-E-2.75. Type of plant material	Gap	include native plant requirement			

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 49. STREETS AND ROADS

49-5(a)	Gap		49-33	careful consideration and definitions of obstruction must be had - is a tree trunk and obstruction? Perhaps ensuring that actions such as limbing up or trimming always be considered before removal is required. For instance newspaper stands are usually much more of a visual and physical obstruction than a tree trunk, but trees are not usually allowed on corners while newspaper stands are.	
49-26	Opportunity	could include swale or vegetated conveyance			
49-30	Opportunity			Opportunity - traffic calming - chokers, parking cut-outs, medians, refuge islands, special paving; these could also be encouraged and double duty for stormwater management areas	
3 note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements			
49-33(f)	Gap	ensure these standards include expanded tree pits		caution - trees must be planted in accordance with design standards of the Department of Transportation. And ... street trees must be planted in accordance with the technical manual adopted by the Planning Board under Chapter 22A.	

CHAPTER 59. ZONING

59-C-1.353. Streets. Interior streets which are not publicly dedicated shall be improved to the same standards as public streets.	Opportunity	Encourage interior streets to include street trees with tree pits which can capture and filter stormwater	See Streets and Road codes		
59-C-1.628. Additional Requirements.	Opportunity	language requires preservation of trees			

Relevant Code, Standard, Specification or Policy:

ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
59-C-2.21. Roads.	Opportunity	Encourage interior streets to include street trees with tree pits which can capture and filter stormwater	See Streets and Road codes	Opportunity to stipulate stormwater and pavement reqs	
59-C-7.37. Reservation of land.	Opportunity/Gap	Encourage streets to drain into tree pits and disconnect from storm sewers			
59-C-7.482. Roads.	Opportunity/Gap	Include stormwater management as part of required street/road performance			
Sec. 59-E-4.4. Contents of the parking facilities plan.	Opportunity	include native plant requirement			
59-E-2.71. Landscape strip area adjacent to a street right-of-way.	Gap	require this strip to be a stormwater swale, graded to receive runoff from parking or road or both			
59-E-2.72. Perimeter landscape area adjoining property other than a street right-of- way.	Opportunity/Barrier	Evaluate spacing of shade trees for sufficiency			
59-E-2.73. Internal landscaping of surface parking facility.	Opportunity/Gap	increase minimum landscaping requirement to 10 or 15%; include stormwater management features in landscaping category			
59-E-2.74. Minimum size of planting islands within internal landscape area.	Opportunity/Gap	Size tree planting islands to be large enough to avoid impacts to tree health due to lack of soil cubic feet depending on tree species and other conditions			
59-E-2.75. Type of plant material	Gap	include native plant requirement			
59-E-2.83. Parking and Loading facilities for special exception uses in residential zones.	Gap	increase shade requirement; require tree planting areas to be of adequate size to support tree health; require planted area to serve as stormwater retention/filtration; recommend using native tree species			

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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CHAPTER 49. STREETS AND ROADS

3 note 11	Opportunity	This could include descriptions of how to retain water in biofiltration areas, swales, etc, or reference other code or description of ways of manage stormwater that includes these elements			
49-5(a)	Gap		49-33	careful consideration and definitions of obstruction must be had - is a tree trunk and obstruction? Perhaps ensuring that actions such as limbing up or trimming always be considered before removal is required. For instance newspaper stands are usually much more of a visual and physical obstruction than a tree trunk, but trees are not usually allowed on corners while newspaper stands are.	
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-10(b)	Gap		49-33	This only officially OKs ground cover and street trees, what about perennials, shrubs, etc. While it doesn't restrict the aforementioned landscape, perhaps annual and perennial plants should also be covered with clear guidelines for sight and access in this and sections 49-33	
49-25©	Opportunity	great - "Stormwater must be managed on site - including the use of vegetation-based infiltration techniques." This could also include vegetated conveyance techniques, and pervious pavement and reinforced turf		Vegetated conveyance is just as important as infiltration, and sometimes infiltration might not be desirable due to water table or soils, while vegetated conveyance could still be a great option.	
49-26	Opportunity	could include swale or vegetated conveyance			
49-30	Opportunity			opportunity - traffic calming - chokers, parking cut-outs, medians, refuge islands, special paving - these could also be encouraged and double duty for stormwater management areas	

CHAPTER 59. ZONING

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
59-C-1.353. Streets. Interior streets which are not publicly dedicated shall be improved to the same standards as public streets.	Opportunity	Encourage interior streets to use curb extensions to capture stormwater runoff from the street	See Streets and Road codes		
59-C-2.21. Roads.	Opportunity	Encourage interior streets to use curb extensions to capture stormwater runoff from the street	See Streets and Road codes	Opportunity to stipulate stormwater and pavement reqs	
59-C-3.72. Streets.	Barrier	street widths should be allowed to widen if extra width accommodates curb extensions	See Streets and Road codes		
59-C-7.37. Reservation of land.	Opportunity/Gap	Encourage streets to drain into curb extensions and disconnect from storm sewers			
59-C-7.482. Roads.	Opportunity/Gap	Include stormwater management as part of required street/road performance			

Relevant Code, Standard, Specification or Policy: ALL CODES

Section #	Opportunity, Barrier, or Gap	Preliminary Recommended Changes	Relevant Other Code	Notes	Questions
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